

**MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: July 19, 2012

TIME: 7:00 p.m.

PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. Call to Order

Meeting was called to order at 7:00 pm.

2. Roll Call

All members were present.

3. Certification of Compliance With Open Meetings Law Requirements

Klotz and Reese verified compliance with the open meetings law.

4. Review of Agenda

No changes to the agenda

5. Public Hearing

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, July 19, 2012, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM A-T, AGRICULTURAL TRANSITION TO C, COMMUNITY

R3597A-12 – Herman Zastrow: Rezone approximately 3 acres of PIN 012-0816-1932-000 (29.598 Acres) for future residential development. The site is in the Town of Ixonia, near **CTH E and Pipersville Road.**

Petitioner: Herman Zastrow, N8276 CTH E Watertown - Zastrow owns the community zone off of Pipersville Rd and he would like to add these 3 acres to square it off behind the residences on CTH E. Zastrow's intent is to sell the property as one to a developer.

Favor: None

Opposed: None

Questions from the Committee: None

Town Response: Response from the Town of Ixonia in file and read into the record.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3598A-12 – Louis Maffiola: Create a 1-acre lot around the existing home at **W5695 Fox Hill Road** in the Town of Koshkonong from part of PIN 016-0514-1122-000 (2.51 Acres).

Petitioner: Kari Maffiola, W5696 Fox Hill Rd. Fort Atkinson ó Maffiola wants to reduce the A-1 zone to one acre. The shed and barn will be with the A-1 remaining lands.

Favor: None

Opposed: None

Questions from the Committee: None

Town Response: Response from Town of Koshkonong and read into the record.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3599A-12 & CU1712-12 – Ryan & Meliza Ritacca: Rezone approximately 2.22 acres of PIN 020-0814-2912-00 (30 Acres) with conditional use for a home occupation electrical business on **West Road** in the Town of Milford.

Petitioner: Meliza Ritacca, N6503 Highmound Rd. ó Ritacca is asking for a 2.2 acre building site with a conditional use for the electrical business. Ritacca read into the record the business plans for the proposed electrical business. There will be no outside storage of equipment or materials.

Favor: None

Opposed: None

Questions from the Committee: None

Town Response: Town of Milford response was read in the record.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3600A-12 – Marvin C Homann: Rezone to create a 1-acre vacant lot and a 4.99-acre lot with the existing home at **N7379 STH 89** in the Town of Waterloo on PIN 030-0813-3634-000 (29.68 Acres).

Petitioner: Steve Homann, 410 College St. Lake Mills, WI - Homann is speaking on his father's behalf and they would like to create a one-acre vacant lot and a 5-acre lot with existing buildings. Homann read into the record his intent with the parcels. He touched on the driveway access from the DOT and explained the reasoning for the proposed layout. Homann stated that the existing building will be used for agricultural purposes. Homann stated that there is an existing access for the remainder of the agricultural area. Homann stated that they intent to build a home on the 5-acre lot but could not give a time frame at this time. In regards to the salvage materials on the property, Homann stated it has been accumulating over the years and he has been working on cleaning it up.

Favor: None

Opposed: None

Questions from the Committee: Nass asked what type of equipment will be in the shed?

Town Response: Town of Waterloo approved the proposal and it is read into the record.

Staff Report: Staff report given by Robert Klotz and now on file in the zoning department. Are the sheds used for the gravel business? Are there other accesses for the agricultural purposes along STH 89? Klotz asked when Homann was going to build a house on the property. Klotz mentioned that on site inspection it was noted there was junk and salvage material on the property.

CONDITIONAL USE PERMIT APPLICATIONS

CU1711-12 – Kevin Christianson: Conditional use to allow an extensive on-site storage structure of 1,350 square feet, 16 feet in height in a Residential R-2 zone. The site is at **N2429 Kunz Road** in the Town of Sumner, on PIN 028-0513-0111-008 (2.727 Acres).

Petitioner: Kevin Christainson, N2429 Kunz Road ó Christianson stated that the building will be no higher than 20 feet. Christianson stated that this building will not be used for business use or business storage.

Favor: John Ottow, N2447 Kunz Rd. ó Ottow had no objection to the project.

Opposed: None

Questions from the Committee: None

Town Response: Town of Sumner approved and read into the record

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

6. Adjourn

David made motion, seconded by Reese, motion carried on a voice vote with no objection to adjourn @ 7:35 p.m.

Don Reese, Secretary